



City of Key West, FL

Old City Hall
510 Greene Street
Key West, FL 33040

Meeting Minutes Historic Architectural Review Commission

Tuesday, July 26, 2011

3:00 PM

City Hall at Habana Plaza
Conference room-3140 Flagler Avenue

ADA Assistance: If you are a person with a disability who needs special accommodations in order to participate in this proceeding, including requesting materials in accessible format, a sign language interpreter or other assistance (5 days advance notice required), or information on access available to individuals with disabilities, please contact the ADA Coordinator at 305-809-3951 between the hours of 8:00 a.m. and 5:00 p.m. If you are hearing or voice impaired, please call 305-809-1000.

Call to Order Pledge of Allegiance Roll Call

Commissioners present included Nils Muench, Bryan Green and Chairman Rudy Molinet.

Commissioners with excused absence include Carlos Rojas and Daniel Metzler.

Also present from city staff Assistant City Attorney Ron Ramsingh, Historic Preservation Planner Enid Torregrosa, Code Compliance Manager Jim Young, and Recording Secretary Patrick Wright.

Approval of Agenda

Rudy Molinet stated that numbers 3, 6, 10 and 15 have been postponed.

Bryan Green made a motion to approve; the motion was seconded by Nils Muench. Motion carried

Approval of Minutes

1 June 28, 2011

Nils Muench made a motion to approve; the motion was seconded by Bryan Green. Motion carried.

Old Business

- 2 Two story addition on rear. New hip roof to replace existing gable one and new additions to existing second floor porches- **#1107 Grinnell Street- Adele V. Stones (H11-01-445) upon remand by the Special Magistrate.**

Commissioners discussed the basis of the remand with staff.

Ginny Stones reviewed her understanding of the remand.

Nils Muench made a motion to postpone to the August 9, 2011 meeting date; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

POSTPONED

- 3 New house, pool, fence and garage on vacant lot - **#817 Waddell Avenue-Thomas E. Pope (H11-01-714)**

POSTPONED

- 4 Demolition of existing storage shed. Construction of pool, new deck and wood fence- **#1110 Fleming Street-Guillermo Orozco (H11-01-798) - Second reading.**

Guillermo Orozco presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve the second reading for demolition; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

- 5 Replace rear addition in same footprint. Replace T1-11 siding with hardiboard lap siding. New swimming pool and deck- **#409 Catherine Street- Annalise Mannix (H11-01-852)-Second reading**

Annalise Mannix presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve the second reading for demolition and to approve the revised design; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

6 Demolition of back shed and addition at rear- #617 Mickens Lane- Michael Skoglund (H11-01-855)

POSTPONED

7 Demolition of pool, laundry, shed and portion of back cottage. Demolition of front porch of 1214 Petronia. New addition to connect both houses. New covered porch on back. Replace windows and doors- #1214-1216 Petronia Street- Dar Castillo, Affiliated Design and Constr. Mgrs. (H11-01-860)- Second reading

Dar Castillo presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Green made a motion to approve the revised design; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

Bryan Green made a motion to approve the second reading for demolition; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

8 New addition with breezeway connection and window replacement- #1207 Pine Street- Matthew Stratton (H11-01-867)

Matthew Stratton presented the project.

Public comment:

Perry Arnold and Rita Linder, #1216 Petronia Street

Enid Torregrosa presented her staff report.

Matthew Stratton reviewed the site plans with the commissioners.

Bryan Green made a motion to approve; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

9 Replace existing rear portion with new two story- #522 Grinnell Street- Seatech of the Florida Keys (H11-01-869)- Second reading.

Alberto Cruz presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve the revised design; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

Bryan Green made a motion to approve the second reading for demolition; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

10 Restoration of eyebrow house. Demolition of back portion and detached metal garage. New pool, deck and porch on accessory structure-#1016 James Street- Michael Miller (H11-01-872)- Second reading.

Rudy Molinet recused himself from the dais. Due to lack of quorum the item was postponed.

POSTPONED

New Business

11 Remove existing second story roof deck, rails and fence and add back gable roof that was previously removed- Code Compliance Case- # 2 Scheppens Lane- William Horn (H11-01-804)

William Horn and Owen Trepanier presented the project.

Public comment:

Susan Cardenas, Stones and Cardenas Law firm.

Enid Torregrosa presented her staff report.

William Horn reviewed the site plans with the commissioners.

Bryan Green stated that there is no evidence of prior approval for the staircase and cut back of the gable for the balcony.

Enid Torregrosa reviewed the HARC minutes from the November 13, 1997 meeting.

Bryan Green made a motion to approve the first reading for demolition; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

The commissioners and staff discussed the lack of an application for an after the fact demolition of the gable roof.

Ron Ramsingh stated that the applicant should amend the application to include an after the fact demolition of the historic gable roof.

Bryan Green made a motion to postpone the addition of the back gable roof that was previously removed; Nils Muench seconded the motion.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

POSTPONED

12 Remove existing seven front columns and replace with new- #1420 White Street- Infinity Builders (H11-01-929)

Mitch Sammis of Infinity Builders presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Bryan Green asked the applicant if the columns were solid timber.

Mr. Sammis stated that they were solid timber.

The commissioners discussed possible alternatives to salvage as much of the historic column as possible.

Bryan Green made a motion to postpone; the motion was seconded by Nils Muench.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

POSTPONED

- 13** Add third story roof to existing third floor deck, extend floor porch floor over second floor porch and add a small spa-**#817 Eaton Street-William Horn (H11-01-936)**

William Horn presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench cited page 38 paragraph 2 of the guidelines.

William Horn reviewed the site plans with the commissioners.

Bryan Green made a motion to postpone; Rudy Molinet passed the gavel to Nils Muench. Rudy Molinet seconded the motion.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Green and Chairman Molinet.

Nays: Commissioner Muench

POSTPONED

- 14** Raise house 8". Change front and rear stair. Add siding, trim and lattice and add fencing- **#405 Frances Street- Michael Miller (H11-01-938)**

Michael Miller presented the project.

No public comment.

Enid Torregrosa presented her staff report.

Nils Muench made a motion to approve; the motion was seconded by Bryan Green.

The Chairman requested the clerk call the roll.

Yeas: Commissioners Muench, Green and Chairman Molinet.

Nays: None

APPROVED

- 15** Remodel two storefronts of existing non contributing building and repaint-**#211A- 211B Duval Street- L & M Associates, Donald W. Laukka (H11-01-950)**

POSTPONED

HARC Planner's Report

Assistant City Attorney Ron Ramsingh discussed with the commission whether the roof coating is an energy saving or an energy device.

Comments from Commissioners

The commissioners and staff discussed the ramifications of demolition by neglect.

Bryan Green cited page 54 of the guidelines and recognized a property at 1010 Olivia street as a possible example of decay and disintegration by neglect.

Adjournment

Nils Muench made a motion to adjourn; the motion was seconded by Bryan Green. Motion carried.

Meeting adjourned at 5:45 pm.

Interested parties may appear at the public meeting and be heard with respect to the proposed items. Copies of the applications are available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm. Applications can also be viewed online at www.keywestcity.com.

Anyone who may wish to appeal any decision made by the HARC Commission at this meeting will need to ensure that a verbatim record of the proceeding is made which includes the testimony and evidence which the appeal will be based. Florida Statute 286.0105.

Please note that one or more City Commission members and/or Planning Board members may be present at this meeting.